

136.0

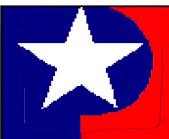
0003

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,902,800 / 1,902,800
USE VALUE: 1,902,800 / 1,902,800
ASSESSED: 1,902,800 / 1,902,800
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 15 | | KENSINGTON RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: ROSENBERG ALANNA & JASPER | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 15 KENSINGTON RD | |
| Street 2: | |

| | | | |
|--------------------|---------------|-------|------------|
| Twn/Cty: ARLINGTON | St/Prov: MA | Cntry | Own Occ: Y |
| | Postal: 02476 | | Type: |

| |
|--|
| PREVIOUS OWNER |
| Owner 1: TRINITY HOME DEVELOPMENT LLC - |
| Owner 2: - |
| Street 1: C/O DESIGN 1 KITCHEN DEVELOPMENT LLC |
| Twn/Cty: BEDFORD |
| St/Prov: MA |
| Postal: 01730 |

| |
|---|
| NARRATIVE DESCRIPTION |
| This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 5019 Square Feet, with 1 Unit, 3 Beds, 2 1/2 Baths, 1 HalfBath, 10 Rooms, and 5 Bdrms. |

| |
|---------------------------------|
| OTHER ASSESSMENTS |
| Code Descrip/No Amount Com. Int |

| |
|---|
| PROPERTY FACTORS |
| Item Code Description % Item Code Description |
| Z R1 SINGLE FA 100 water |
| o |
| n |
| Census: Exempt |
| Flood Haz: |
| D Topo 2 Above Stree |
| s Street |
| t Gas: |

| |
|--|
| LAND SECTION (First 7 lines only) |
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes |

| | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|------|---|-----|------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 One Family | 7486 | Sq. Ft. | Site | 0 | 90. | 0.86 | 10 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | | | User Acct | | | |
|------------------------------|-----------------|----------------|--------------------------------|------------|-----------------|--|--|-------------------|--|------------------|--|-----------|--|--|--|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | | | | | | |
| 101 | 7486.000 | 1,322,700 | | 580,100 | 1,902,800 | | | | | | | | | | |
| Total Card | 0.172 | 1,322,700 | | 580,100 | 1,902,800 | | | | | Entered Lot Size | | | | | |
| Total Parcel | 0.172 | 1,322,700 | | 580,100 | 1,902,800 | | | | | Total Land: | | | | | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 379.10 | /Parcel: 379.10 | | | | | Land Unit Type: | | | | | |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | USER DEFINED | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|--------------|---------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | Prior Id # 1: 87444 |
| 2022 | 101 | FV | 1,322,700 | 0 | 7,486. | 580,100 | 1,902,800 | | Year end | 12/23/2021 | Prior Id # 2: |
| 2021 | 101 | FV | 1,108,300 | 0 | 7,486. | 580,100 | 1,688,400 | | Year End Roll | 12/10/2020 | Prior Id # 3: |
| 2020 | 101 | FV | 229,200 | 0 | 7,486. | 580,100 | 809,300 | 809,300 | Year End Roll | 12/18/2019 | Prior Id # 1: |
| 2019 | 101 | FV | 188,200 | 0 | 7,486. | 612,400 | 800,600 | 800,600 | Year End Roll | 1/3/2019 | Prior Id # 2: |
| 2018 | 101 | FV | 188,200 | 0 | 7,486. | 451,200 | 639,400 | 639,400 | Year End Roll | 12/20/2017 | Prior Id # 3: |
| 2017 | 101 | FV | 188,200 | 0 | 7,486. | 431,900 | 620,100 | 620,100 | Year End Roll | 1/3/2017 | ASR Map: |
| 2016 | 101 | FV | 188,200 | 0 | 7,486. | 399,600 | 587,800 | 587,800 | Year End | 1/4/2016 | Fact Dist: |
| 2015 | 101 | FV | 176,600 | 0 | 7,486. | 335,200 | 511,800 | 511,800 | Year End Roll | 12/11/2014 | Reval Dist: |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|------------|------------|----|-----|--------------|-------|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | | |
| TRINITY HOME DE | 75365-157 | 1 | 8/14/2020 | | 2,100,000 | No | No | | | | | | | | |
| KEZERIAN FRANCE | 71439-346 | | 8/7/2018 | Estate/Div | 756,000 | No | No | | | | | | | | |
| SMITH SYDNEY C | 10286-42 | | 6/10/1963 | | 20,500 | No | No | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|---------|--|--|--|----------------------|--------------|-----|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | | | Date | Result | By | Name |
| 7/8/2019 | 990 | New Buil | 400,000 | O | | | | | | | | 9/25/2020 | SQ Returned | JO | Jenny O |
| 2/15/2019 | 213 | Demoliti | 19,000 | C | | | | | | | | 9/9/2020 | SQ Mailed | MM | Mary M |
| | | | | | | | | | | | | 11/7/2018 | Mail Update | MM | Mary M |
| | | | | | | | | | | | | 8/29/2017 | MEAS&NOTICE | HS | Hanne S |
| | | | | | | | | | | | | 11/21/2008 | Meas/Inspect | 189 | PATRIOT |
| | | | | | | | | | | | | 12/9/1999 | Inspected | 264 | PATRIOT |
| | | | | | | | | | | | | 11/18/1999 | Mailer Sent | | |
| | | | | | | | | | | | | 11/4/1999 | Measured | 266 | PATRIOT |
| | | | | | | | | | | | | 8/5/1992 | | JK | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|--------------|-------------|------------------------|------------------------|------------------------------------|-----------------|---------------------------------------|---|-----------------------------------|-------------------------|-------------------------|----------|---------|--------------|------------|--------------|----------------------|---------|------------|-----|----|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | | | | COMMENTS | | | | | | SKETCH | | | | | | | | | | |
| Type: | 6 - Colonial | | | | Full Bath | | 3 | Rating: Average | | BMT IS ON LEDGE. OF-SINK IN BMT.. | | | | | | | | | | | | | | | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | | | A Bath: | | Rating: | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | | Total: 1 | | 3/4 Bath: | | 2 | Rating: Average | | | | | | | | | | | | | | | | | | | | |
| Foundation: | 1 - Concrete | | | | A 3QBth | | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | | 1/2 Bath: | | 1 | Rating: Average | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: | 2 - Clapboard | | | | A HBth: | | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | | Kits: | 1 | Rating: Average | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | | | |
| Color: | BLUE | | | | A Kits: | Rating: | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | Frl: | 1 | Rating: Average | | Other | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | WSFlue: | Rating: | | Upper | | | | | | | | | | | | | | | | | | | |
| Grade: A - Very Good | | | | | | | | | | | | Lvl 2 | | | | | | | | | | | | | | | | |
| Year Blt: | 2020 | | Eff Yr Blt: | | | | | | | | Lvl 1 | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | Alt %: | | | | | | | | Lower | | | | | | | | | | | | | | | | | |
| Jurisdct: | G21 | | Fact: . | | | | | | | | Totals | RMs: | 10 | BRs: | 5 | Baths: | 3 | HB | 1 | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | CONDO INFORMATION | | | | | | REMODELING | | | | | | RES BREAKDOWN | | | | | | | | | | |
| Avg Ht/FL: | STD | | | | Location: | | | | | | | Exterior: | | | | | | | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wal | 2 - Plaster | | | | Total Units: | | | | | | | Interior: | | | | | | | 1 | 10 | 5 | M | | | | | | |
| Sec Int Wall: | | | % | | Floor: | | | | | | | Additions: | | | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | | % Own: | | | | | | | Kitchen: | | | | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | | Name: | | | | | | | Baths: | | | | | | | | | | | | | | | | |
| Sec Floors: | | | % | | Total: | 1 | % | Plumbing: | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | | Override: | | | | | | | Electric: | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | General: | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | | CALC SUMMARY | | | | | | COMPARABLE SALES | | | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | | Basic \$ / SQ: 130.00 | | | | | | Rate | | | | | | Parcel ID | Typ | Date | Sale Price | | | | | | | | |
| Int vs Ext: | S | | | | Size Adj.: 0.90938735 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: | 15 - H.V.A.C | | | | Adj \$ / SQ: 118.209 | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | Other Features: 146759 | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | 100 | Grade Factor: 1.77 | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | | NO | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % | | Sprinkled | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Total: 1322736 | | | | | | WtAv\$/SQ: | | | | | | AvRate: | | Ind.Val | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Juris. Factor: | | 1.00 | Before Depr: | | 209.23 | | | | | | | | | | | |
| | | | | | | | | | | | | Special Features: | | 0 | Val/Su Net: | | 194.63 | | | | | | | | | | | |
| | | | | | | | | | | | | Final Total: | | 1322700 | Val/Su SzAd | | 326.75 | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | | Model: | | | Serial # | | | Year: | | | Color: | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | PARCEL ID 136.0-0003-0015.0 | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | FR | 1985 | 0.00 | T | 34 | 101 | | | | | | | | | | | | | | | | |
| More: N | | | | | | Total Yard Items: | | | | | | Total Special Features: | | | | | | Total: | | | | | | | | | | |

